

FOR SALE

PROMINENT CAPITOL HILL BUILDING

1420 BROADWAY | SEATTLE, WA 98122



**CAMERON
KENT**

206.838.7737
ckent@ewingandclark.com

**ANDY
RANDLES**

206.405.0090
andy@ewingandclark.com

**TOM
GRAFF**

206.295.1445
tomgraff@ewingandclark.com

EXECUTIVE SUMMARY

1420 BROADWAY | SEATTLE, 98122

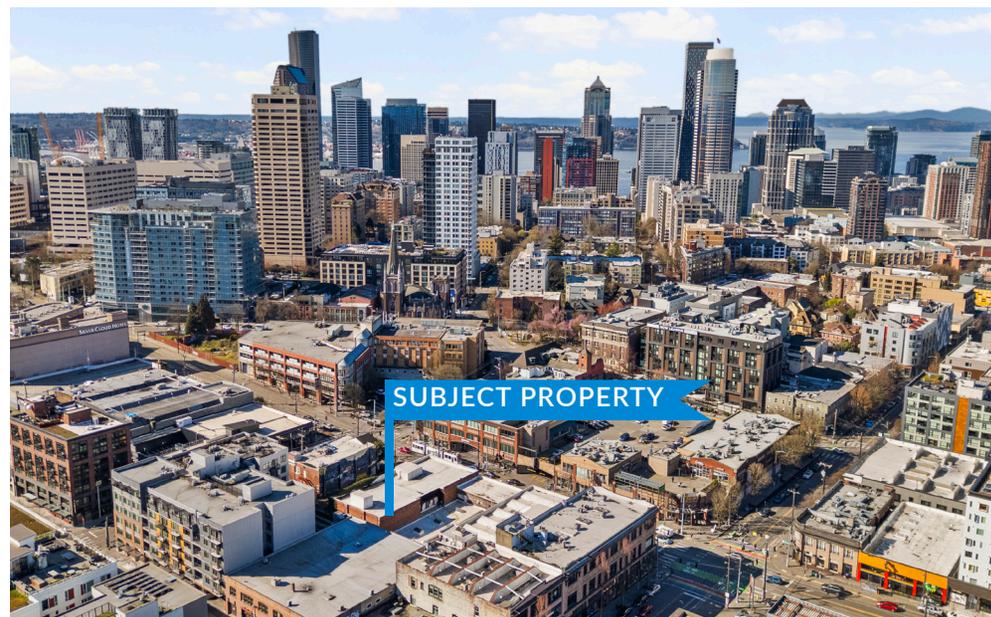
EXECUTIVE SUMMARY

1420 Broadway Ave presents an excellent opportunity for an owner-user to acquire a well-located and versatile industrial building in the heart of Capitol Hill. Totaling **10,680 SF on a 7,680 SF lot**, the property includes ample shop and warehouse space, formerly operated as a glass repair facility, and is well-suited for light manufacturing, automotive services, or general trade use.

The layout offers a functional environment for small to mid-sized businesses, while the upper-level apartment provides flexibility for owner-occupancy, employee housing, or additional income.

Zoned **NC3P-75 (M)**, the property also offers long-term upside through redevelopment potential, should business needs evolve over time. With easy access to the Capitol Hill light rail station, First Hill streetcar, and nearby institutions such as Seattle University, QFC, and regional hospitals, this location supports both business visibility and convenience.

Offered at \$2,900,000.



PROPERTY DETAILS

1420 BROADWAY | SEATTLE, 98122



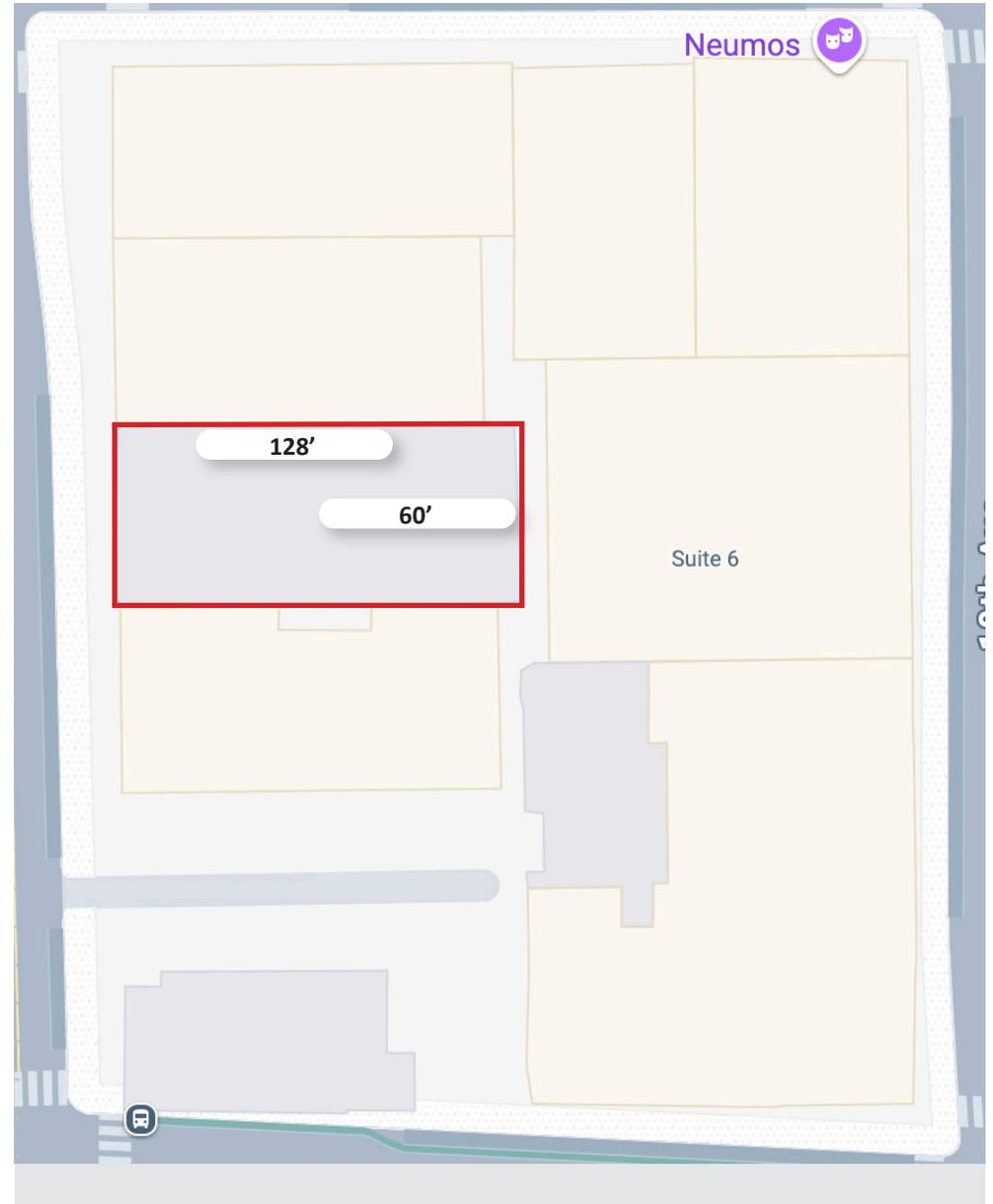
PROPERTY DETAILS

Prime redevelopment site in the heart of Capitol Hill

- Zoning: NC3P-75 (M)
- Lot Size: 7,680 SF
- Total Building: 10,680 SF
- Sited at the 50-Yard line of Capitol Hill at Broadway and E. Pike.
- Excellent option for redevelopment, or for owner-operators
- Former glass repair shop with workshop and retail entry on the first floor, and large apartment on the 2nd floor (accessible via separate door).
- APN: 600300-0025
- Year Built (AKCTA): 1904

PRICING

- Asking Price: \$2,900,000



INTERIOR PHOTOS

1420 BROADWAY | SEATTLE, 98122



INTERIOR PHOTOS

1420 BROADWAY | SEATTLE, 98122



AERIAL IMAGES

1420 BROADWAY | SEATTLE, 98122



NEUMOS

1415-1423
10TH AVE E

EVOLVE
APARTMENTS

915 E. PIKE

1420
BROADWAY

901-911
E. PIKE ST

Q
NIGHTCLUB

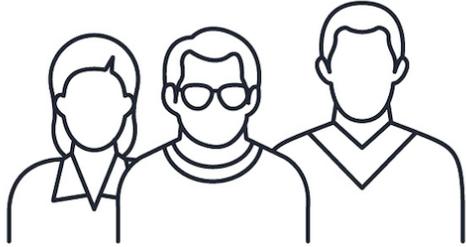
AKER'S
PORSCHE

DIAMOND
PARKING

CHAMBERS
BUILDING

DEMOGRAPHICS

1420 BROADWAY | SEATTLE, 98122



Population
within 2 miles | **198,068**



Households
within 2 miles | **114,473**



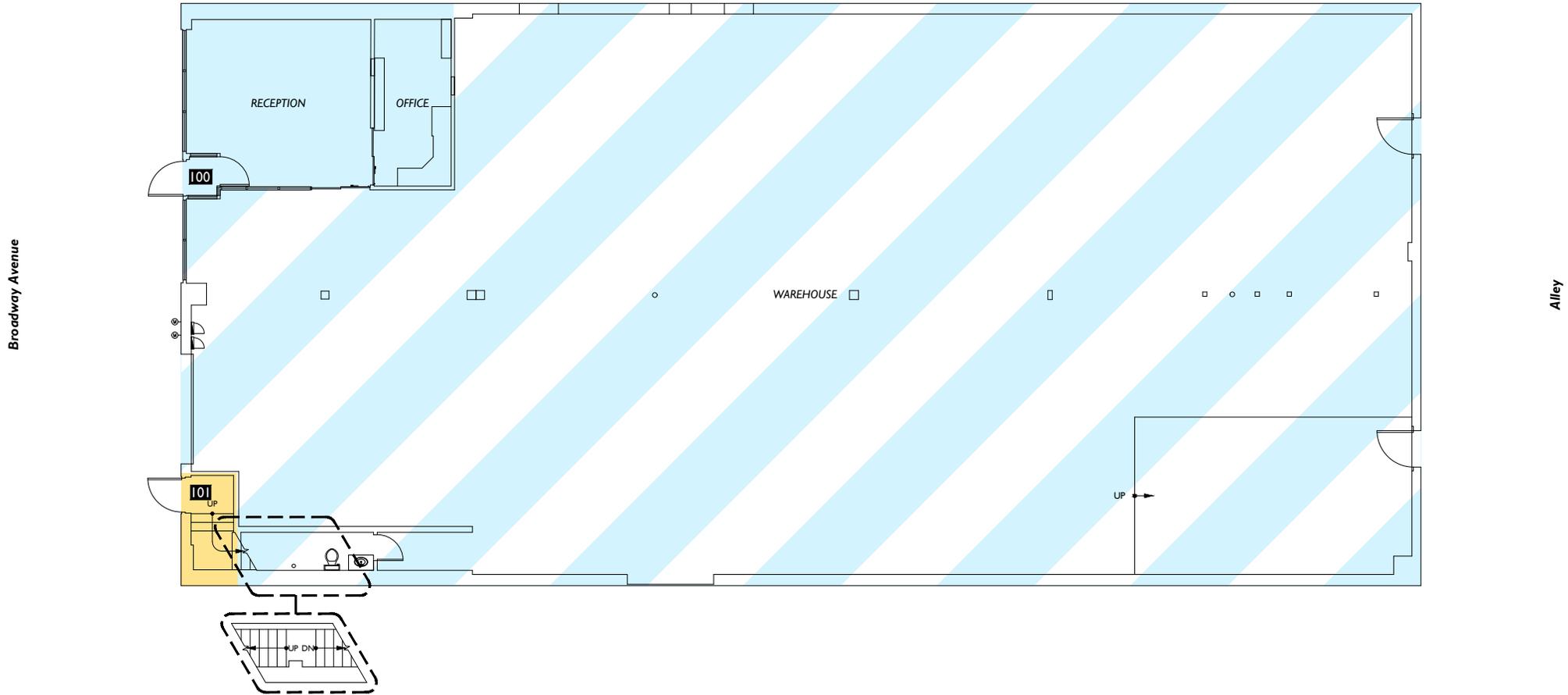
Income
Average Household | **\$138,798**



Education
Bachelor's or higher | **65%**

FLOOR PLAN

1420 BROADWAY | SEATTLE, 98122



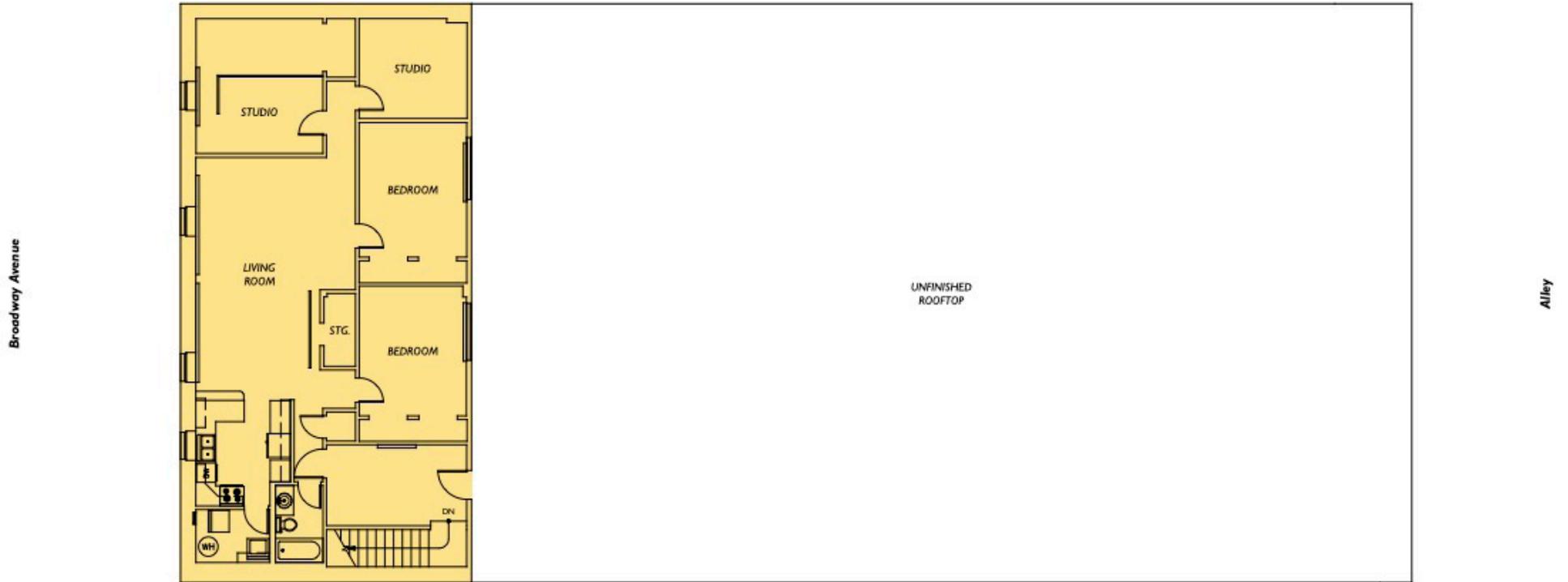
Suite #	Occupant	Area
Suite 100 Office		535.91
Suite 100 Warehouse		7,089.18
Suite 101 Entry		66.25

Adjacent building



FLOOR PLAN

1420 BROADWAY | SEATTLE, 98122



Suite #	Occupant Area
Suite 101	1,818.51

Adjacent building



AERIAL MAP

1420 BROADWAY | SEATTLE, 98122

